

TO LET

243 KILMARNOCK ROAD SHAWLANDS, GLASGOW G41 3JF

LOCATION

Kilmarnock Road forms part of the A77 arterial road route leading through the southern suburbs of Glasgow. The subjects benefit from good levels of passing vehicular traffic including public transport.

The subjects are located in the heart of Shawlands on the east side of the street in the block between Regwood Street and Millwood Street, and are diagonally opposite Carment Drive. The subjects adjoin Corum Estate Agents and Future Property Auctions, with Remax, Allen & Harris, Slater Hogg & Howison, Aberdein Considine, Cartridge World, William Gourlay Optician and D'Nisi Café in the same parade.

DESCRIPTION

A shop unit on ground and lower ground floor. The lower ground floor also has direct access to the rear garden area. The unit has been fitted out to a high standard. There are three consulting rooms at basement floor.

TOILET FACILITIES

These are located at the rear of the lower floor.

ACCOMMODATION

The main dimensions and net internal areas are as follows:-

Gross Frontage:	5.89 m (19' 4")
Internal Width (average):	5.39 m (18' 0")
Shop Depth:	12.50 m (41' 9")
Ground Floor Net:	62.36 sqm (671 sq ft)
Lower Ground:	49.86 sq m (537 sq ft)

LEASE TERMS

The property is offered on a new FRI lease subject to periodic rent review. Early entry is available.

RATING

The subjects are shown in the SAA website at;

NAV/RV:	£20,500
UBR ('22/'23):	£0.498

PRIME SHOP



ENERGY PERFORMANCE CERTIFICATE

A copy will be provided to interested parties.

RENT

Offers in the region of £20,500 per annum are invited.

VAT

VAT will be charged at the current rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in a transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING/FURTHER INFORMATION

Strictly through the joint agents;

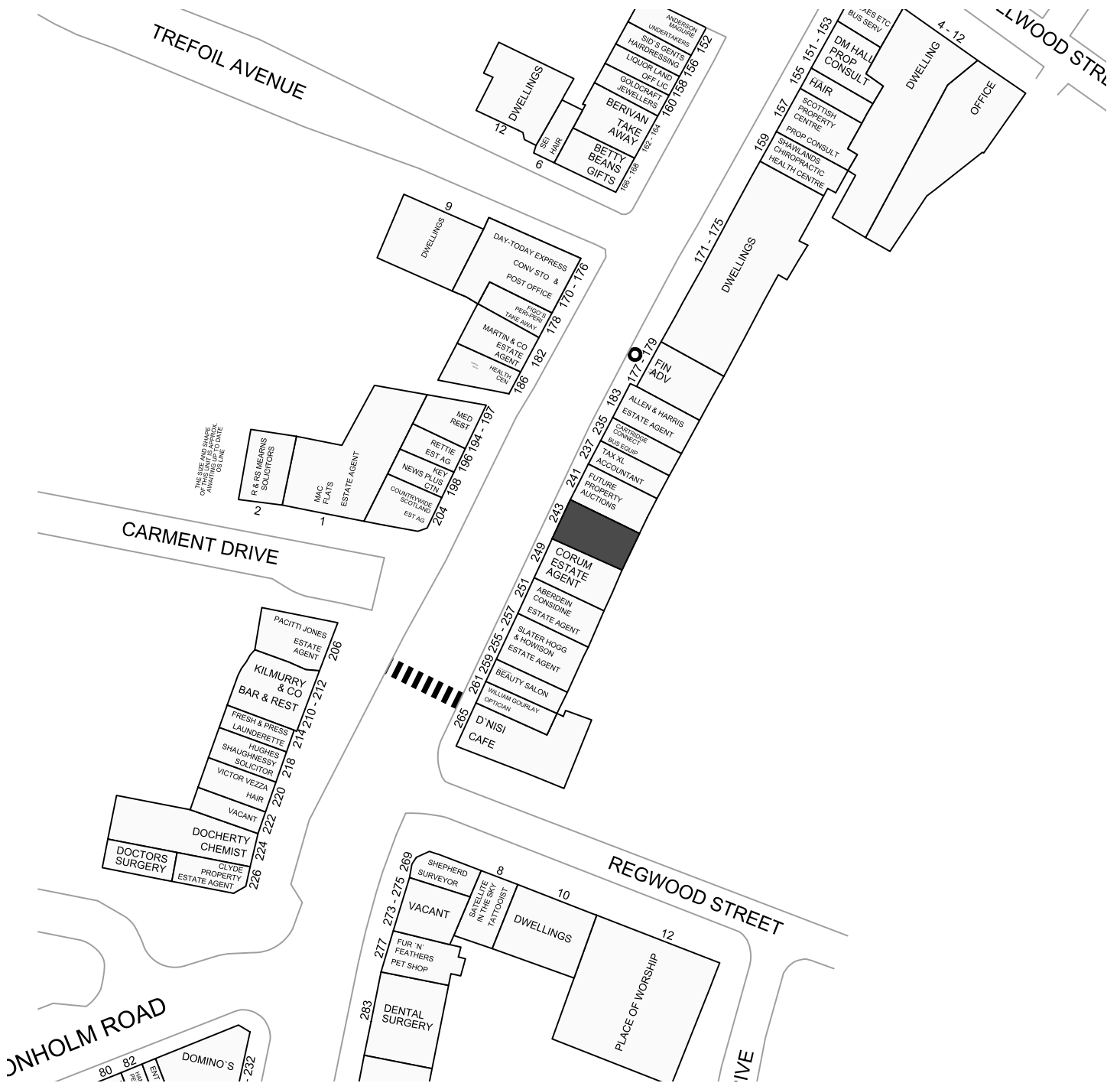


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